184.0	0004	0009.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	774,400 /	774,400
					USE VALUE:	774,400 /	774,400
					ASSESSED:	774,400 /	774,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
84		BROWNING RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MEYER BRUCE C
Owner 2:	MEYER JANE L
Owner 3:	
Street 1:	84 BROWNING ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,250 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1952, having primarily Vinyl Exterior and 1786 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6250.000	349,100		425,300	774,400
Total Card	0.143	349,100		425,300	774,400
Total Parcel	0.143	349,100		425,300	774,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 433.69 | /Parcel: 433.6

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 123663

GIS Ref

GIS Ref

Insp Date 07/12/18

Parcel ID 184.0-0004-0009.0

!14296!

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	349,000	0	6,250.	425,300	774,300	774,300	Year End Roll	12/18/2019
2019	101	FV	264,600	0	6,250.	425,300	689,900	689,900	Year End Roll	1/3/2019
2018	101	FV	264,600	0	6,250.	358,400	623,000	623,000	Year End Roll	12/20/2017
2017	101	FV	264,600	0	6,250.	328,100	592,700	592,700	Year End Roll	1/3/2017
2016	101	FV	264,600	0	6,250.	279,500	544,100	544,100	Year End	1/4/2016
2015	101	FV	258,200	0	6,250.	243,000	501,200	501,200	Year End Roll	12/11/2014
2014	101	FV	258,200	0	6,250.	224,800	483,000	483,000	Year End Roll	12/16/2013
2013	101	FV	258,200	0	6,250.	213,800	472,000	472,000		12/13/2012

PRINT

Date	Time
12/11/20	04:09:34

LAST REV

Date	Time
01/28/20	15:48:34
mmcmakin	
14296	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BRIAN LINDA W	27486-89		7/16/1997		182,000	No	No		Y

USER DEFINED

Prior Id # 1:	123663
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/9/2001	745	Addition	74,000	C				ADD 2ND FLOOR/NEW

ACTIVITY INFORMATION

Date	Result	By	Name
7/12/2018	MEAS&NOTICE	BS	Barbara S
12/29/2008	Entry Denied	163	PATRIOT
5/22/2002	Permit Visit	PM	Peter M
1/3/2000	Meas/Inspect	263	PATRIOT
12/1/1981		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6250		Sq. Ft.	Site		0	70.	0.97	7									425,250						425,300	

Total AC/HA: 0.14348 | Total SF/SM: 6250 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 425,250 | Spl Credit | Total: 425,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1952	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	1.00999999
Adj $ / SQ:	170.438
Other Features:	84500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	428870
Depreciation:	79770
Depreciated Total:	349101

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB

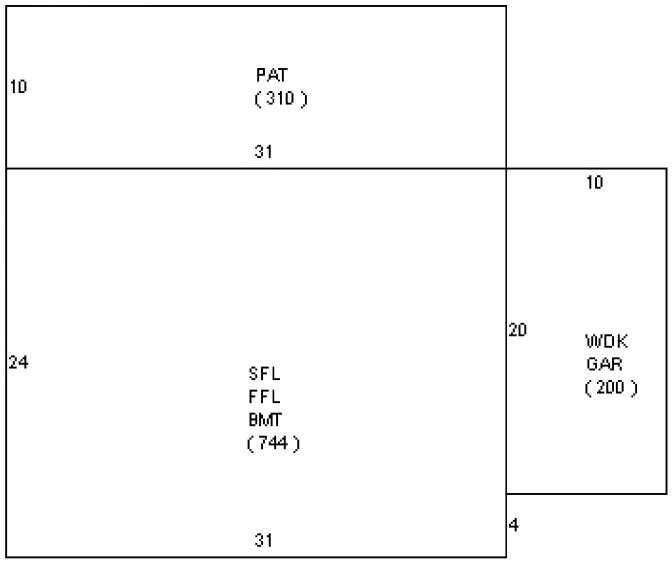
REMODELING

Exterior:	
Interior:	
Additions:	2001
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



Sum Area By Label :
SFL = 744
FFL = 744
BMT = 744
WDK = 200
GAR = 200
PAT = 310

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	187.48
Special Features:	0	Val/Su Net:	118.66
Final Total:	349100	Val/Su SzAd	234.61

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	744	57.680	42,911
FFL	First Floor	744	170.440	126,806
SFL	Second Floor	744	170.440	126,806
PAT	Patio	310	3.490	1,083
GAR	Garage	200	27.770	5,555
WDK	Deck	200	11.110	2,222

Net Sketched Area:	2,942			Total:	305,382
Size Ad	1488	Gross Are	2942	FinArea	1786

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

184.0-0004-0009.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: